

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED TWO YEAR REVIEW

RQR-21344 - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: FERRIS INVESTMENTS, INC. - Required Two Year Review of an approved Required Review [V-26-88(2)] WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 65 FEET WHERE 40 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2002 Highland Avenue (APN 162-04-301-008), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for RQR-6150
6. City Council Approval Letter for RQR-1704
7. Protest postcard
8. Submitted after final agenda – Protest postcards
9. Backup referenced from the 08-09-07 Planning Commission Meeting Item 25

Motion made by GARY REESE to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-RICKI Y. BARLOW); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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ATTORNEY PAUL LARSEN, 300 South Fourth Street, appeared on behalf of the applicant and explained that there was confusion at the Planning Commission regarding the billboard not being painted, however, the report was for a different property. He showed a correct photograph depicting a billboard in good condition.

COUNCILMAN REESE asked the reason for denial. MARGO WHEELER, Director of Planning and Development Department, replied there were no building permits at the time it was assessed and it is within the required existing separation from residential property. With regards to waving the condition about providing a letter to the Building Department indicating the structure is sound, MS. WHEELER replied that the Building Department requires it regardless of whether or not the Council imposes the condition. ATTORNEY LARSEN was amenable to having the condition imposed.

MAYOR GOODMAN declared the Public Hearing closed.

